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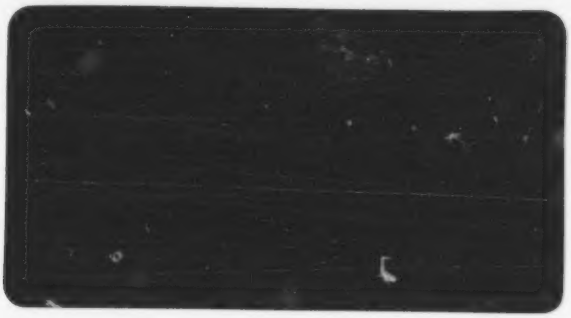

THE CITY OF CALGARY

CITY OF CALGARY
HOUSING PROFILE AND HOUSEHOLDS PROJECTIONS 1989 - 2000

Project No. 6053

Prepared by: S. Nath

Statistical Services Division
Corporate Resources Department
City of Calgary

May 1989

CITY OF CALGARY HOUSING PROFILE

AND

HOUSEHOLD PROJECTIONS

1989 -2000

This report presents a profile of Calgary's housing, households, emerging trends and projections of households to the year 2000. The profile and forecasts contained in this report have been prepared on the basis of information obtained from the 1986 Census of Canada, City of Calgary Civic Censuses, and the report City of Calgary Population Projections 1988 - 2050 (Corporate Resources, September 1988).

Enquiries regarding the information contained in this report can be directed to the Statistical Services Division of Corporate Resources (403) 268-1300.

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HIGHLIGHTS

- During the pre-recession period 1976-1982, the number of households in Calgary increased on average by 10,846 units annually. Since the onset of recession (1982-1988) the average annual increase in the number of households has been 4,305 units. Annual increases in Calgary's households are expected to be in the range of 5,500 to 8,500 units according to the medium projection.

- Calgary's household size (average number of persons per household or occupancy rate) dropped from 3.39 in 1968 to 2.63 in 1988. It is projected to drop to 2.37 persons per household by the year 2000.

- The 15-24 year old households forming age-group declined significantly during 1981-1986. This age-group is projected to grow slowly in the 1990s. The 25 years and older households forming age-group is expected to grow at a faster rate.

- Households maintained (headed) by persons in the age-group 15-34 increased by 4,000 units between 1981 and 1986 compared to 30,000 units during 1976-1981. These households are projected to grow at a moderate pace in the 1990s as compared to those maintained by persons in the age-group 35 and over.

- Eighty-eight percent of the household maintainers (heads) in the age-group 15-24 and 56% in the age-group 25-34 rent their dwellings. In excess of 60% of the household maintainers in the age-group 35 and older own their dwellings according to the 1986 Federal Census.

- A majority of household maintainers in the age-group 15-24 rent apartments. Thirty-six percent of household maintainers in the age-group 25-34 own single detached homes and 28% rent apartments. More than 60% of the household maintainers in the age-group 35-64 and 50% of seniors own and live in single detached homes.

- Civic census data indicate that 90% of single family homes are owner-occupied. Forty-six percent of duplexes are rented. In excess of 88% of apartments and row houses are rented. On an overall basis, 56% of all dwellings are owned.

INTRODUCTION

This report presents both a profile of housing based on an analysis of the historical growth of households in Calgary and households projections for the period 1989-2000.

A **household** is an occupied dwelling unit. The demand for goods and services - housing, consumer durables, electricity, police, fire, social services and the like -- is determined primarily by the number of households rather than the total population. There are numerous factors that contribute to the growth of households: net migration, marriages, divorces, "undoubling", desire for privacy, personal income, housing market conditions, population shifts and so on.

Data used in this report have been obtained from annual civic censuses and Federal quinquennial censuses during 1966-1986. Using the headship rate method (See Glossary of Terms and References), the households projections are derived from current population projections (City of Calgary Population Projections 1988-2050, Corporate Resources, September 1988) based on medium net migration assumptions and a total fertility rate of 1.56. The future demographic/ economic outlook (Calgary's Economic Outlook, 1988 to 1993, Corporate Resources, October 1988) for the city on which the population projections are based also applies to the projections of households.

These forecasts should not be viewed as a prediction of what will actually happen at any given time, but rather a projection of what would happen if the conditions assumed actually prevailed.

The historical growth and projections of the city's households, households forming age-groups, dwelling types, tenure and emerging trends are discussed in the following sections of this report.

Historical Overview

Population and Households:

During 1976-1982, Calgary's population increased on average by 25,515 persons annually. Between 1982 and 1988, the city recorded an average annual population increase of 5,664 persons (Table B1, Appendix). Average annual net migration for Calgary, the most important component of population growth, dropped from 19,236 persons during 1976-1982 to -2,668 persons during 1982-1988 (2,668 more persons moving out than moving in). Seventy-six percent of the population growth during 1976-1982 was due to net migration. In the post-1982 years, population growth has occurred mainly due to natural increase (excess of births over deaths).

Over the period 1976-1982, the number of households grew on average by 10,846 units annually. During 1982-1988, the comparable increase has been 4,305 units annually (Table 1, Page 5; Figure 1, Page 6; Table B2, Appendix).

Households by Structure Type:

Table B3 (Appendix) shows increases/decreases in occupied dwellings by structure type during 1968-1988 (also Table B2, Appendix). Compared to average annual increases of 3,895 units during 1976-1982, single family households increased by 2,773 units annually during 1982-1988. Households occupying apartments grew on average by 2,684 units annually during 1976-1982 compared to 1,332 units during 1982-1988. Average annual increases in occupied duplexes dropped from 1,159 units during 1976-1982 to 56 units during 1982-1988, and those for row houses dropped from 2,491 units during 1976-1982 to 472 units during 1982-1988. With the exception of single family and row houses, all other structure types experienced both increases and decreases during 1982-1988. This reflects the slowdown in construction of multiple residential units, very high vacancy rates and the large number of foreclosures that occurred during these years.

Vacancy Rate and Occupancy Rate (Household Size):

The number of vacant dwellings rose from an annual average of 7,444 units during 1977-1982 to 19,893 units in 1983 and peaked at 21,277 units in 1984. It has been declining ever since and was at 9,780 units according to the April 1988 Civic Census (Table 1, Page 5 and Figure 2, Page 7). The overall vacancy rate rose from an annual average of 3.68% during 1977-1982 to 8.12% in 1983, and after peaking at 8.47% in 1984, has dropped to 3.76% in 1988 (Table 1, Page 6).

The occupancy rate (household size or average number of persons per household) for Calgary has been steadily declining. From a level of 3.39 persons per household in 1968, it declined to 2.63 persons per household in 1988. This has been due to socio-demographic trends such as changing life styles, declining total fertility rates, divorces, increases in non-family households, aging and "undoubling", etc. (Table 1, Page 5 and Figure 3, Page 8).

Table 2, Page 9 gives vacancy rates by type of residential structure. With the exception of single family houses vacancy rates for apartments, row houses, duplexes, converted and "other" structure types (See Glossary of Terms) reached high levels during 1983 - 1985. With the local economy improving over the last few years, vacancy rates for different types of dwellings have been trending towards their pre-1983 levels.

Households Forming Age-Groups:

Table 3, Page 10 contains data on households forming age-groups in the city's population. Compared to a 34.6% growth between 1976 and 1981, the 15-24 age-group declined by 18.0% between 1981 and 1986. This is the age-group that joins the labour force, attends schools, forms families and mainly rents its dwellings. The recession of 1982 caused a large outflow of people in this age-group. The 25-34 age-group experienced a high growth rate of 53.8% during 1976-1981 compared

to 16.8% between 1981 and 1986. With the exception of the 45-54 age-group, the populations of the age-groups 35-44, 55-64 and 65+ grew at rates closer to those experienced during 1976-1981.

Household Maintainers (Heads):

The data in Table 4, Page 11 indicate the number of households classified by age-groups of household maintainers (heads). Both the age-groups 15-24 and 25-34 recorded high growth rates during 1971-1981, but during 1981-1986 the former declined by 26.9% and the latter grew by only 18.5%. Households maintained by persons in the age-group 35-44 increased by 43.2% during 1981-1986 compared to a 31.78% increase during 1976-1981. The dwellings occupied by household maintainers in the age-group 45-54 grew by 4.6% during 1981-1986 compared to 19.0% during 1976-1981. The dwellings occupied by household maintainers in the age-groups 55-64 and 65+ grew by the same rates during 1981-1986 as those during 1976-1981.

TABLE 1

DWELLING UNITS

CITY OF CALGARY

January 1968 - April 1988

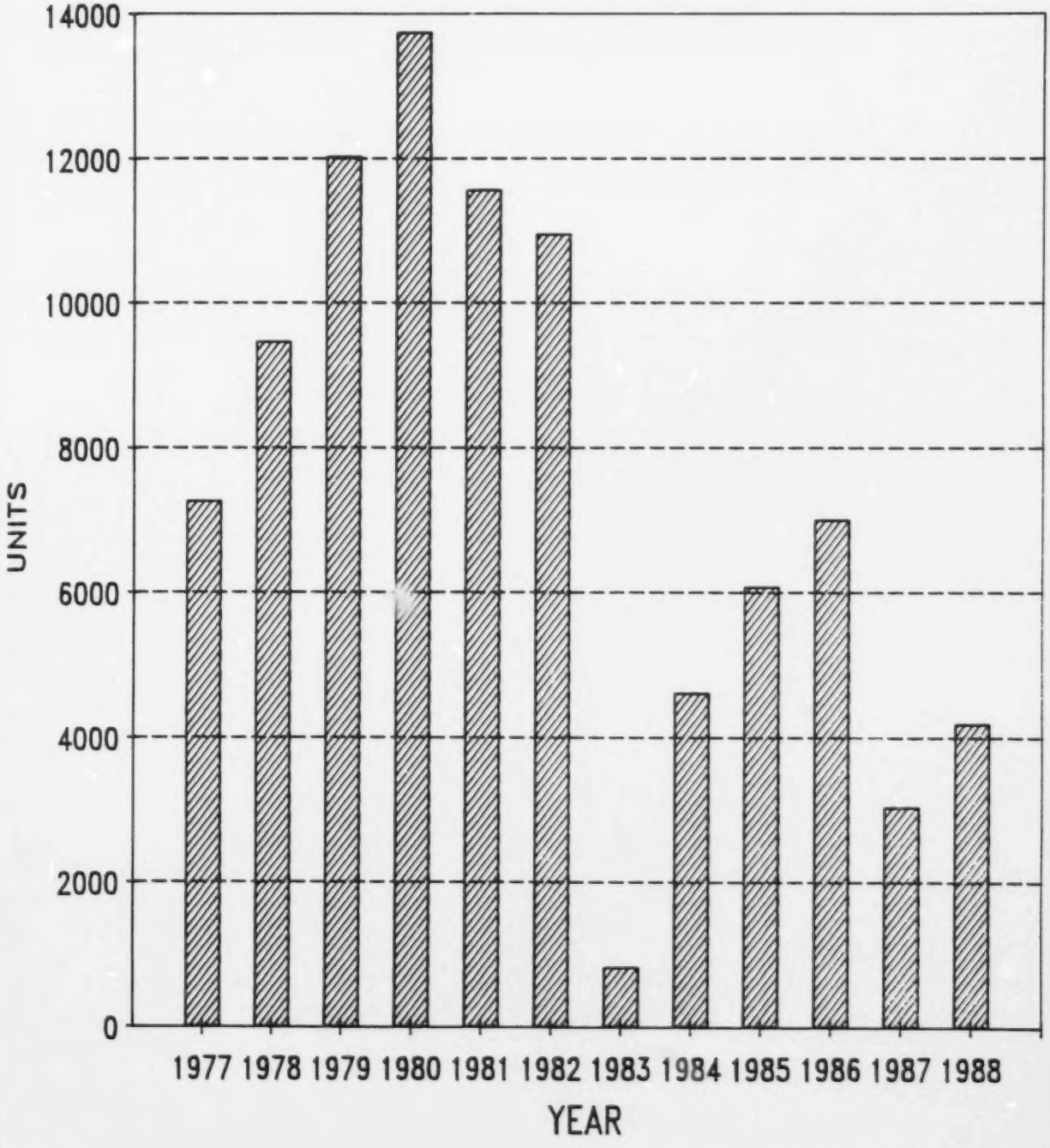
Year	Total Housing Units	Occupied Dwellings	Vacant Dwellings	Occupancy Rate	Vacancy Rate
Jan/1968	107,567	104,491	2,108	3.39	1.98
Jan/1969	112,443	108,824	2,754	3.39	2.47
Jan/1970	120,890	115,206	4,703	3,34	3.92
Jan/1971	130,931	121,428	6,991	3.28	5.44
Jan/1972	138,949	128,845	6,999	3.20	5.15
Jan/1973	146,408	135,820	7,910	3.13	5.50
Jan/1974	153,759	142,323	8,459	3.04	5.60
May/1975	160,296	152,738	5,222	2.97	3.30
Apr/1976	168,591	159,302	4,609	2.95	2.81
Apr/1977	178,412	166,579	5,303	2.93	3.09
Apr/1978	192,548	176,053	7,214	2.87	3.95
Apr/1979	204,194	188,090	9,339	2.82	4.73
Apr/1980	216,410	201,844	7,201	2.78	3.44
Apr/1981	227,602	213,419	7,181	2.77	3.26
Apr/1982	240,594	224,281	8,425	2.78	3.62
Apr/1983	248,847	225,218	1,893	2.76	8.12
Apr/1984	252,977	229,846	21,277	2.70	8.47
Apr/1985	254,934	235,937	17,865	2.65	7.04
Apr/1986	257,313	242,954	12,203	2.64	4.78
Apr/1987	259,105	246,007	10,900	2.63	4.24
Apr/1988	262,904	250,211	9,780	2.63	3.76

Source: Civic Census

Figure 1

ANNUAL INCREASES IN HOUSEHOLDS

The City of Calgary
1977–1988



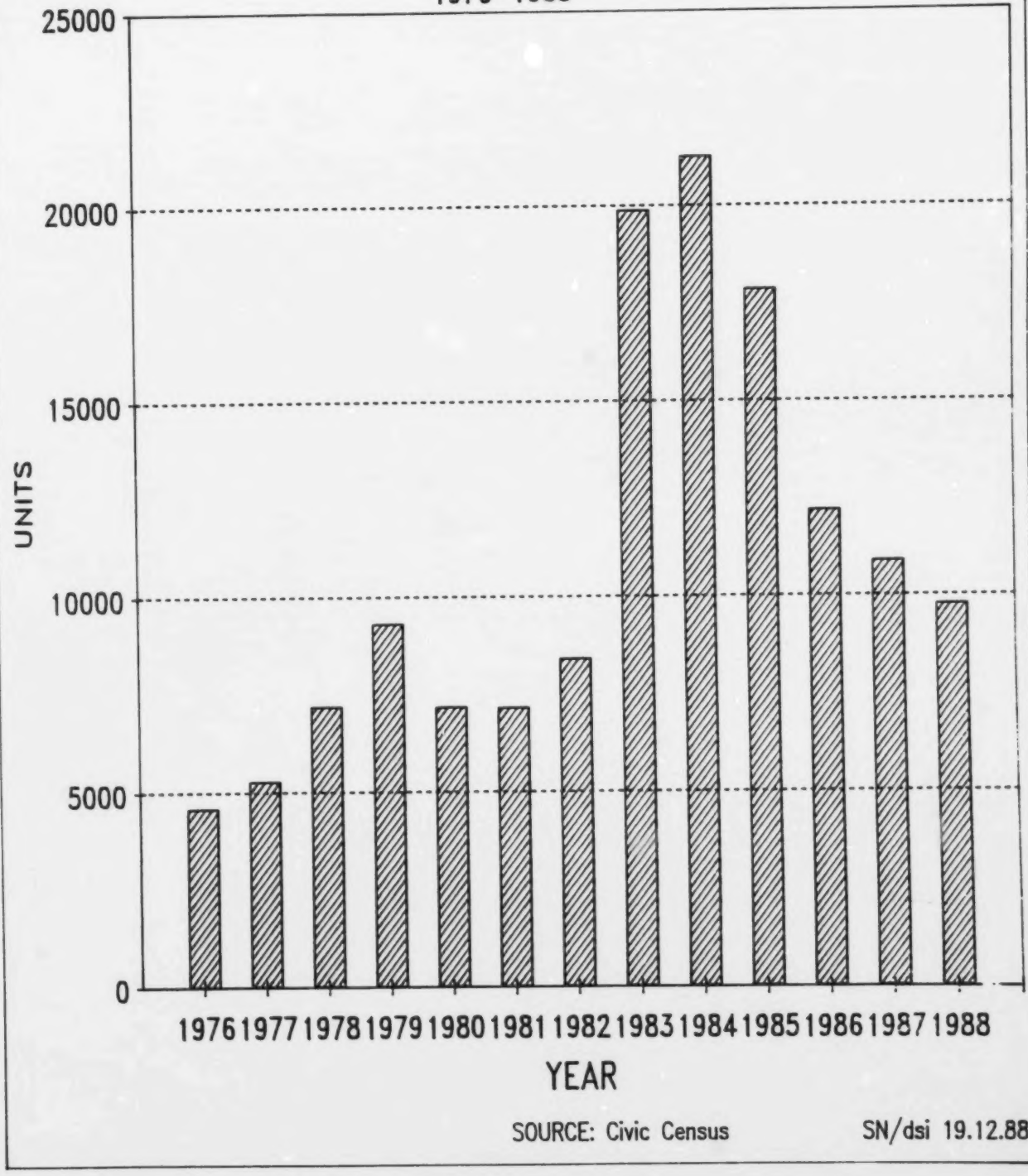
SOURCE: Civic Census SN/dsi 03/02/89

Figure 2

VACANT RESIDENTIAL UNITS

Calgary

1976–1988



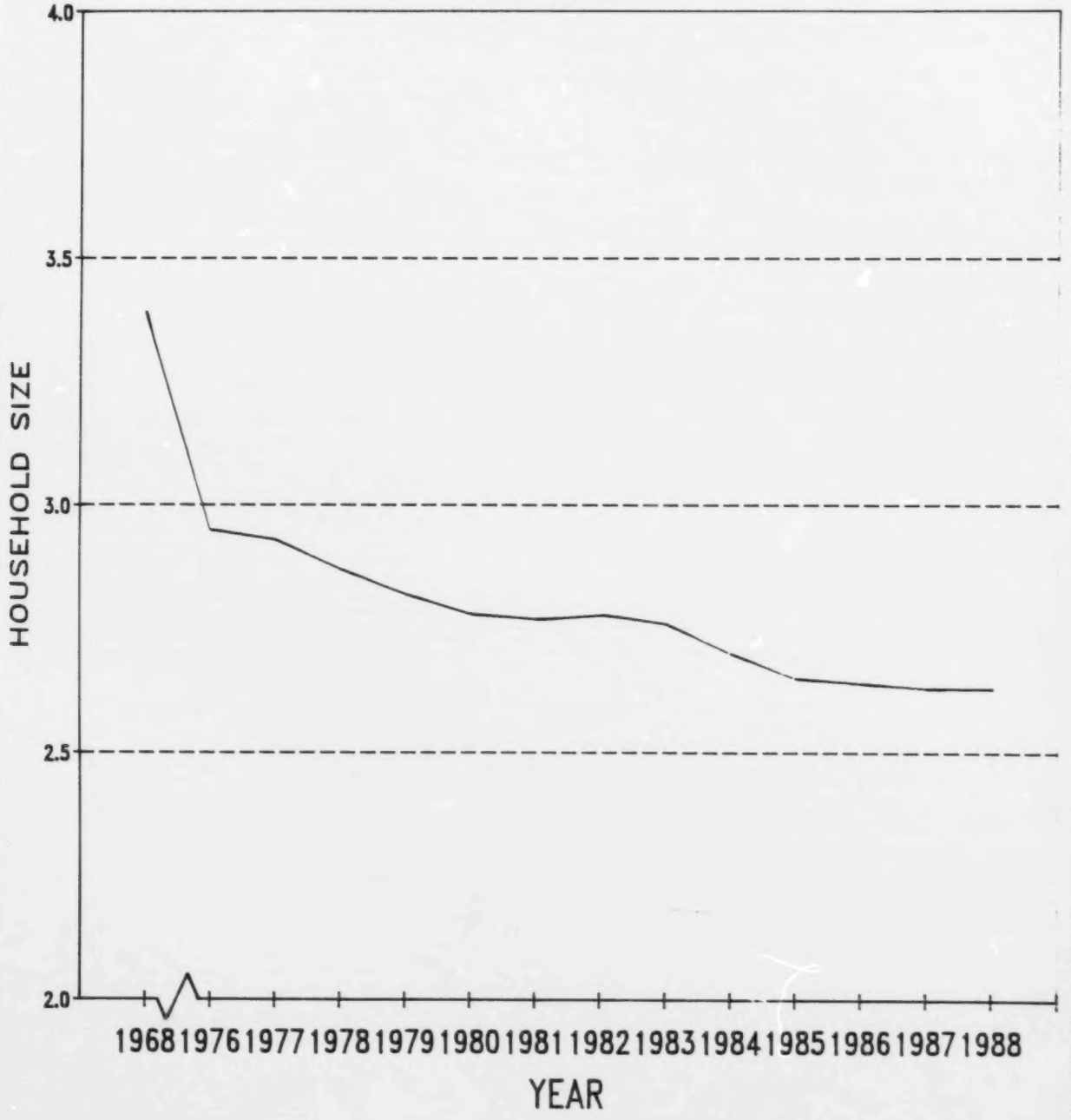
SOURCE: Civic Census

SN/dsi 19.12.88

Figure 3

HOUSEHOLD SIZE FOR CALGARY

1976-1988



SOURCE: Civic Census SN/dsi 21/02/89

TABLE 2

Vacancy Rates by Type of Residential Structure

City of Calgary

1981 - 1988

	1981	1982	1983	1984	1985	1986	1987	1988
Single Family	2.09	2.15	2.52	2.58	2.73	1.83	1.40	1.39
Duplex	3.37	2.99	5.38	6.82	7.84	5.09	3.80	3.08
Converted Structure	7.90	6.61	12.71	16.16	17.46	13.80	11.27	10.33
Apartment	3.74	5.16	17.58	16.70	10.82	6.37	6.53	6.73
Row Housing	3.27	4.96	11.30	11.90	9.40	6.98	6.99	4.20
Mobile Home	1.39	1.06	2.80	5.31	7.10	9.16	5.45	3.41
Other	11.72	10.98	15.40	18.13	17.17	19.42	17.03	10.58
All Structure Types	3.24	3.61	8.10	8.47	7.04	4.78	4.24	3.76

Source: Civic Census

TABLE 3

Population of Households Forming Age-Groups

City of Calgary

1971-1986

Households Forming Age-Groups	1971	% Increase	1976	% Increase	1981	% Increase	1986
15-24	77,300	29.90	100,410	34.56	135,110	-17.99	110,800
25-34	61,015	38.74	84,650	53.82	130,205	16.82	152,100
35-44	51,840	2.94	53,365	33.60	71,295	38.86	99,000
45-54	39,585	20.77	47,805	14.83	54,895	2.92	56,500
55-64	25,120	24.64	31,310	21.13	37,925	15.75	43,900
65+	25,395	19.85	30,435	19.45	36,355	18.55	43,100

Source: Federal Census and Civic Census

Prepared by: Corporate Resources

TABLE 4

Age-Groups of Household Maintainers (Heads)

City of Calgary

(June 1)

Age-Groups of Household Maintainers	1971	% Increase	1976	% Increase	1981	% Increase	1986
15-24	12,970	51.77	19,685	49.48	29,425	-26.93	21,500
25-34	29,645	43.48	42,535	57.19	66,860	18.46	79,200
35-44	28,020	8.01	30,265	31.77	39,880	43.18	57,100
45-54	21,510	23.20	26,500	19.02	31,540	4.63	33,000
55-64	14,300	26.50	18,090	21.01	21,890	18.32	25,900
65+	14,660	23.26	18,070	17.52	21,235	23.38	26,200

Source: Federal Census
Prepared by: Corporate Resources Department

Tenure and Marital Status of Household Maintainers (Heads):

Table 5, Page 14 shows the percentage of ownership and rentership of dwellings classified by age-groups of household maintainers during 1971-1986. According to the 1986 Federal Census, only 12% of the household maintainers in the age-group 15-24 own their dwellings and 88% rent them whereas the 25-34 age-group is split 44% and 56% among owners and renters. The proportion of dwellings owned by household maintainers in the age-group 35-44 is 68.7% and for those in both the age-groups 45-54 and 55-64 is 75.4%. More than 63% of the household maintainers 65 years or older own their dwellings. The proportion of ownership of dwellings in all the age-groups from 15-24 through 45-54 declined slightly in 1986 compared to their 1981 levels.

Table 6, Page 15 contains percentage distributions of household heads (maintainers) classified by marital status and by tenure from the 1976 Federal Census. It has been necessary to use these data as more recent Censuses of Canada have not produced this information. Thirty-seven percent of the married household heads in the 15-24 age-group rented their dwellings and 49.4% of single household heads rented their dwellings. Forty-nine percent of the married households heads in the 25-34 age-group owned their dwellings compared to 34.4% who rented them. Ownership of dwellings occupied by married household heads in the age-group 35-64 ranged from 70% to 75%, whereas rentership ranged from 20.3% to 25%. Fifty-eight percent of married senior household heads owned their dwellings compared to 35% who rented them.

Household Maintainers Classified by Tenure and Structure Type:

Table 7, Page 16 gives the percentage distribution of dwelling types classified by age-groups of household maintainers and tenure. The data in this table have been obtained from the Federal Censuses of 1976, 1981 and 1986. The definition of dwelling types used by the federal census are somewhat different from those

used by the City's civic censuses. When using this table or reviewing the analysis that follows this point should be borne in mind. Definitions of dwelling types used by both censuses have been provided in the Glossary of Terms (Page 34). Single attached units in this table include both semi-attached (or double house) and row houses.

Table 7 shows 56.11% of the household maintainers in the age-group 15-24 live in and rent apartments according to the 1986 Federal Census. Single (attached or detached) houses are rented by 26% of the members of this age-group. About 36% of household maintainers in the age-group 25-34 own their single detached homes and 28% rent apartments. The percentage of ownership of single detached homes among household maintainers in the age-group 35-44 is 59%. This percentage is about 65% in the age-groups 45-54 and 55-64. The percentage of ownership of single detached homes in the age-groups 65+ is 54%. Twenty-nine percent of the household maintainers in this age-group also live in and rent apartments. Historically, the percentage of ownership and rentership of duplexes and mobile homes across the age-groups has been quite small.

In Table 8, Page 17 dwelling types according to the City's civic census definitions are classified by tenure. About 90% of the single family homes are owned and 10% are rented. The percentage of ownership of duplexes is 46%; 54% are rented. In excess of 88% of apartments and row houses are rented. Historically, the ownership of these dwelling units has ranged between 11% and 13%. On an overall basis about 56% of dwelling units are owned and the remaining 44% rented.

TABLE 5

Tenure By Age-Groups of Household Maintainers (Heads)

City of Calgary

1971-1986

Age	Year	Own	Rent
15-24	1971	8.7	91.3
	1976	13.3	86.7
	1981	15.4	84.6
	1986	11.7	88.3
25-34	1971	41.5	58.5
	1976	51.5	48.5
	1981	50.4	49.6
	1986	44.1	55.9
35-44	1971	71.0	29.0
	1976	72.9	27.1
	1981	72.2	27.8
	1986	68.7	31.3
45-54	1971	74.2	25.8
	1976	76.2	23.8
	1981	77.3	22.7
	1986	75.4	24.6
55-64	1971	71.5	28.5
	1976	71.6	28.4
	1981	74.6	25.4
	1986	75.4	24.6
65+	1971	63.8	36.2
	1976	60.4	39.6
	1981	61.1	38.9
	1986	63.6	36.4

Source: Federal Census

TABLE 6

Percentage Distribution of Households Heads (Maintainers) by Age-Groups By Marital Status and Tenure

1976

Age Groups	Married		Single	
	Own	Rent	Own	Rent
15-24	11.2	37.2	2.3	49.4
25-34	49.1	34.4	2.5	14.0
35-44	71.5	22.7	1.4	4.4
45-54	74.6	20.3	1.7	3.4
55-64	69.3	24.6	2.3	3.8
65+	58.4	34.9	2.1	4.6

Notes: 1. "Married" includes married, widowed and divorced household heads. "Single" represents never married household heads.

2. This type of data is not available from 1981 and 1986 Federal Censuses.

Source: Federal Census

TABLE 7

Tenure by Type of Occupied Dwelling
by
Age-Groups of Household Maintainers (Heads)
Percentage Distribution

City of Calgary

Age-Group	Year	Single Detached		Single Attached		Apartment		Duplex		Mobile	
		Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent
15-24	1976	9.58	10.10	1.70	11.94	.48	52.81	.43	11.71	1.14	.10
	1981	8.63	14.00	4.56	13.56	.80	48.05	.68	8.85	.75	.12
	1986	7.87	9.56	2.25	16.26	.91	56.11	.36	6.34	.29	.07
25-34	1976	44.87	8.64	3.95	11.93	.45	23.12	.94	4.76	1.29	.04
	1981	38.62	9.10	8.90	11.56	.94	24.30	1.18	4.53	.82	.05
	1986	35.66	9.43	6.30	14.90	.11	28.12	.62	3.37	.43	.07
35-44	1976	66.33	6.86	3.50	7.43	.83	10.87	1.17	1.90	1.07	.03
	1981	63.05	6.27	5.72	7.72	.88	11.80	1.20	2.30	1.02	.04
	1986	58.84	6.28	7.64	9.97	1.19	13.86	.64	1.12	.43	.04
45-54	1976	69.84	5.19	2.34	4.64	.21	12.30	1.74	1.59	1.13	.02
	1981	68.67	4.74	4.29	5.24	.19	11.32	1.41	1.64	1.45	.05
	1986	65.53	4.50	6.94	6.48	1.60	12.76	.67	.88	.61	.03
55-64	1976	63.32	3.76	2.38	3.40	1.46	18.91	3.04	2.24	1.44	.06
	1981	65.89	4.17	4.73	1.73	1.87	15.89	1.90	1.71	2.06	.05
	1986	64.49	3.33	6.45	4.58	2.39	15.81	1.16	.82	.94	.02
65+	1976	52.09	3.07	1.61	3.18	1.49	30.78	4.21	2.53	1.02	.03
	1981	52.62	3.37	2.59	3.89	2.12	30.36	2.71	1.23	1.63	.07
	1986	53.69	2.38	4.35	4.50	3.21	28.77	1.70	.64	.72	.04
TOTAL	1976	51.83	6.67	2.84	7.79	.90	23.06	1.69	3.99	1.19	.04
	1981	47.34	7.48	6.35	8.57	1.15	22.96	1.31	3.64	1.15	.05
	1986	47.96	6.56	6.14	10.38	1.56	23.86	.79	2.18	.53	.05

Note: Due to data limitation, the dwelling types have been combined according to Federal census structure type definitions.

Source: Federal Census

TABLE 8

Tenure by Structure Type

Civic Census

City of Calgary

Year	Single Family		Duplexes		Multi-Residential Apartments & Row Houses		TOTAL	
	Own	Rent	Own	Rent	Own	Rent	Own	Rent
1981	89.56	10.44	45.79	54.21	13.15	86.85	55.71	44.29
1982	89.35	10.65	45.62	54.38	13.38	86.62	55.71	44.29
1983	88.80	11.20	46.10	53.90	14.55	85.45	56.70	43.30
1984	89.00	11.00	45.50	54.50	13.57	86.43	56.50	43.50
1985	89.10	10.90	44.50	55.50	11.42	88.58	55.10	44.90
1986	89.40	10.60	45.50	54.50	11.17	88.83	55.20	44.80
1987	89.70	10.30	45.70	54.30	11.51	88.49	55.80	44.20
1988	90.10	9.90	46.00	54.00	11.57	88.43	56.30	43.70

Source: Civic Census

Households Forecasts And Emerging Trends

Households Forecasts:

Table 9, Page 19 contains projections of Calgary's total households and population according to the medium forecast of population. Compared to average annual growth rates of 5.88% and 1.84% respectively during 1976-1982 and 1982-1988, households are expected to grow on average by 2.65% annually over the period 1988-2000. In absolute terms, the annual increases in households are expected to be in the range of 5,500 to 8,500 units during 1988-2000. According to the low net migration scenario, households are projected to increase by 4,000 to 7,000 units over the same period whereas the projection based on high net migration assumptions envisages increases of 7,000 to 10,000 units annually. Figure 4, Page 20 is a graph of projected increases in Calgary's households.

Projections of Households Forming Age-Groups:

Table 10, Page 21 indicates the projected populations of households forming age-groups according to the medium outlook. The 15-24 age-group is projected to continue to decline at a moderate pace until 1991 and then start to increase slowly over the period 1992-2000. The 25-34 age-group is expected to continue to decline gradually over the same period. Between 1988 and 2000, the household forming age-group 35-44 is projected to increase by 50% and the 45-54 age-group by 100%. During the same period, the 55-64 and 65+ age-groups will increase by 42% and 63% respectively. These forecasts reflect the aging of the city's population.

TABLE 9

Households Projections for The City of Calgary

June 1, 1989 - 2000

Year	Population	Households	Persons Per Household
	Medium Net Migration and Total Fertility Rate 1.56		
	(in thousands)		
1988 *	657.0	250.3	2.62
1989	668.3	255.8	2.61
1990	680.5	262.0	2.60
1991	692.7	269.4	2.57
1992	705.6	276.7	2.55
1993	719.1	284.2	2.53
1994	732.7	291.9	2.51
1995	746.9	300.3	2.49
1996	760.8	308.8	2.46
1997	774.3	317.2	2.44
1998	787.5	325.6	2.42
1999	800.5	334.1	2.40
2000	813.2	342.4	2.37

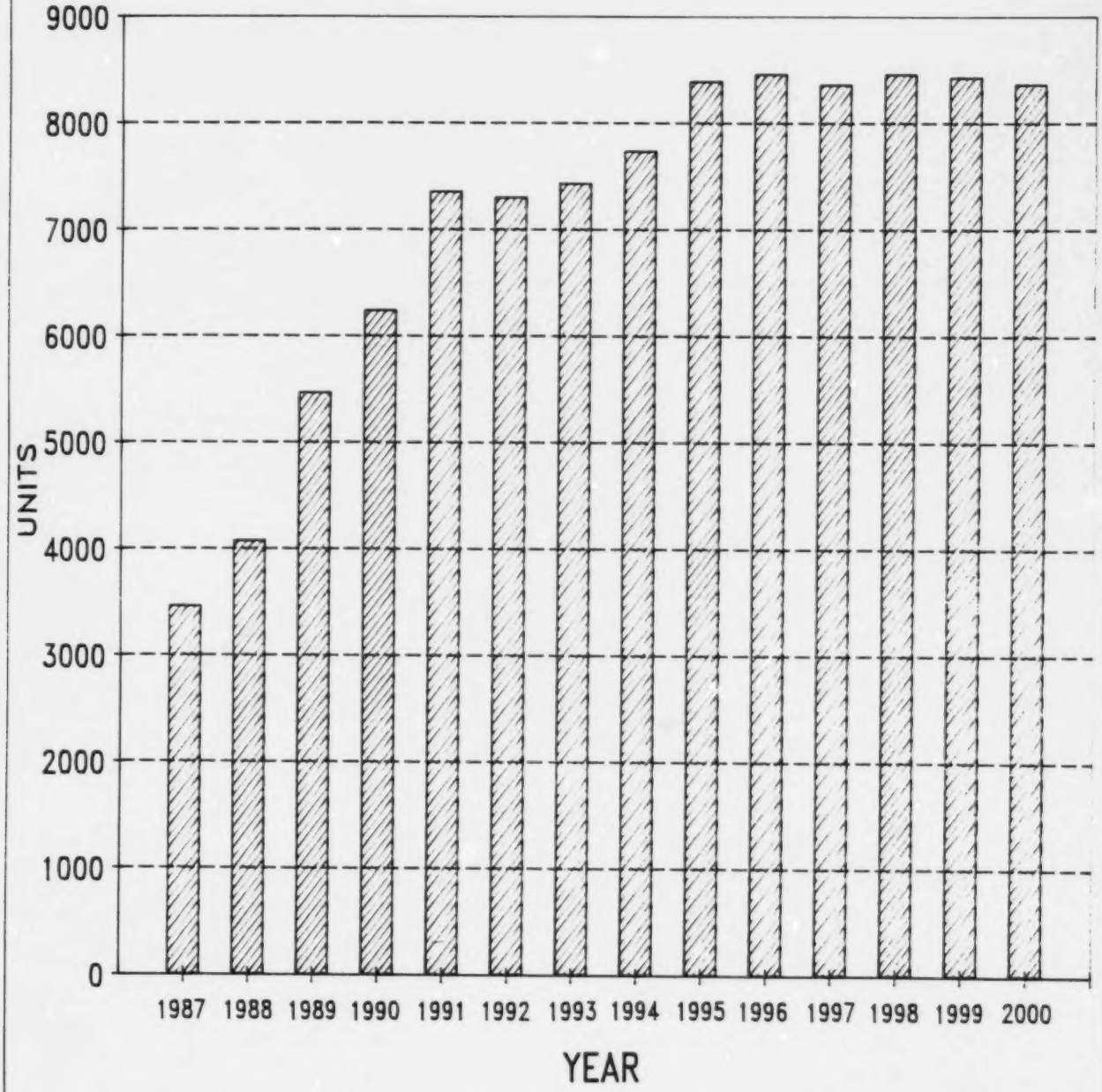
* Estimate as of June 1

Source: Corporate Resources Department

Figure 4

ANNUAL INCREASE IN CALGARY'S PROJECTED HOUSEHOLDS

June 1, 1986–2000



NOTE: Data refer to the 1-year period ending June 1 of the year indicated.

SOURCE: Corporate Resources SN/dsi 06/02/89

TABLE 10

Calgary's Projected Population

of

Household Forming Age-Groups

Year	Medium Net Migration Assumption Total Fertility Rate 1.56						Total Population
	15-24	25-34	35-44	45-54	55-64	65+	
	(in thousands)						
1988	97.5	155.4	109.3	61.0	46.2	46.9	657.0
1989	93.0	155.6	115.5	64.0	47.3	49.0	668.3
1990	90.3	154.1	122.5	67.1	48.5	51.1	680.5
1991	88.9	151.4	129.5	70.6	49.7	53.4	692.7
1992	89.4	147.1	134.7	76.5	50.8	55.9	705.6
1993	90.6	142.6	140.3	82.5	51.5	58.4	719.1
1994	92.0	138.2	146.2	88.1	52.6	60.9	732.7
1995	93.7	134.4	152.1	94.0	53.6	63.6	746.9
1996	95.4	131.3	157.1	99.9	54.7	66.5	760.8
1997	97.4	128.5	161.2	105.4	56.9	69.0	774.3
1998	100.0	126.0	163.8	111.4	59.6	71.6	787.5
1999	103.2	123.9	165.0	118.0	62.7	73.9	800.5
2000	106.2	123.1	164.3	125.1	65.8	76.3	813.2

Source: Corporate Resources

Forecast Households Classified by Age-Groups of Household Maintainers:

The projected number of households classified by age-groups of household maintainers (heads) is provided in Table 11, Page 23. Households headed by 15-24 year olds are projected to increase from 18,900 in 1988 to 22,400 in the year 2000 with a fluctuating growth pattern. Households headed by 25-34 year olds are projected to decrease from 79,700 in 1988 to 65,200 in the year 2000. The households headed by 45-54 year olds are expected to more than double from 35,000 in 1988 to 74,200 in 2000. Households maintained by the age-group 55-64 are expected to increase by 42% and those maintained by senior citizens are projected to increase by 66%.

Forecast Households Classified by Structure Type and Tenure:

Projected households classified by dwelling type according to the medium outlook are presented in Table 12, Page 24. These projections have been prepared on the basis of an analysis of historical data on occupied dwellings classified by structure type for Calgary obtained from the annual censuses of 1968 through 1988. Projections of household forming age-groups, households classified by age-group of household maintainers and structure type based on low and high net migration assumptions can be found in Appendix B. Over the next several years, the most significant growth is expected to occur in single family households. The total increase in single family households is projected to be 46,600 units during 1988-2000 compared to an increase of 24,200 in apartment units during the same period. Households occupying row houses, duplexes, mobile and "other" dwelling types are not expected to grow significantly.

Table 13, Page 25 contains projections of households classified by tenure and age-group of household head.

TABLE 11

Households Projections for Calgary

by Age-Group of Household Maintainers (Heads)

Medium Net Migration Assumption Total Fertility Rate 1.56							
Year	15-24	25-34	35-44	45-54	55-64	65+	TOTAL
	(in thousands)						
1988	18.9	79.7	62.0	35.0	26.7	28.0	250.3
1989	18.0	79.5	65.3	36.6	27.1	29.2	255.8
1990	17.6	78.7	69.2	38.4	27.7	30.4	262.0
1991	17.4	77.7	73.5	40.6	28.5	31.8	269.4
1992	17.7	75.7	76.7	44.1	29.1	33.4	276.7
1993	18.1	73.7	80.2	47.2	29.5	34.9	284.2
1994	18.5	71.7	83.8	51.2	30.2	36.5	291.9
1995	19.0	69.9	87.5	54.8	30.8	38.2	300.3
1996	19.5	68.6	90.7	58.4	31.5	40.1	308.8
1997	20.1	67.4	93.4	61.9	32.8	41.7	317.2
1998	20.8	66.3	95.3	65.6	34.3	43.3	325.6
1999	21.6	65.4	96.3	69.8	36.2	44.8	334.1
2000	22.4	65.2	96.2	74.2	38.0	46.4	342.4

Source: Corporate Resources

TABLE 12

Calgary's Projected Households

by

Dwelling Types

June 1, 1988-2000

Medium Net Migration Assumption Total Fertility Rate 1.56							
Year	SF	DUP	APT	ROW	MOB	CONV OTH	TOTAL
(in thousands)							
1988	130.1	17.5	56.9	25.0	2.5	18.2	250.3
1989	132.0	18.4	59.2	25.2	2.4	18.6	255.8
1990	135.2	18.9	60.7	25.8	2.5	18.9	262.0
1991	139.0	19.4	62.6	26.6	2.6	19.3	269.4
1992	142.8	19.9	64.4	27.3	2.6	19.7	276.7
1993	146.6	20.4	66.3	28.0	2.7	20.1	284.2
1994	150.6	21.0	68.2	28.8	2.8	20.5	291.9
1995	154.9	21.6	70.4	29.6	2.8	20.9	300.3
1996	159.3	22.2	72.5	30.4	2.9	21.4	308.8
1997	163.6	22.8	74.6	31.3	3.0	21.8	317.2
1998	168.0	23.4	76.8	32.1	3.1	22.2	325.6
1999	172.4	24.0	78.9	32.9	3.2	22.6	334.1
2000	176.7	24.6	81.1	33.8	3.2	23.0	342.4

Source: Corporate Resources

TABLE 13

Projected Total Occupied Dwellings Classified by Tenure and Age-Groups of Household Maintainers for Calgary

Medium Net Migration Assumptions Total Fertility Rate 1.56												
	15-24		25-34		35-44		45-54		55-64		65+	
Year	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent	Own	Rent
						(in thousands)						
1988	2.3	16.5	36.0	43.7	43.2	18.8	26.5	8.6	20.2	6.5	17.9	10.2
1989	2.3	15.7	36.4	43.1	45.9	19.5	27.7	8.9	20.6	6.6	18.6	10.5
1990	2.3	15.3	36.5	42.3	49.0	20.3	29.1	9.3	21.0	6.7	19.4	11.0
1991	2.3	15.1	36.4	41.2	52.3	21.2	30.7	9.8	21.6	6.8	20.4	11.4
1992	2.4	15.3	35.5	40.2	54.6	22.1	33.4	10.7	22.1	7.0	21.4	12.0
1993	2.4	15.6	34.5	39.1	57.1	23.1	36.2	11.6	22.5	7.1	22.4	12.6
1994	2.5	16.0	33.6	38.1	59.7	24.1	38.8	12.4	23.0	7.2	23.4	13.1
1995	2.6	16.4	32.8	37.2	62.3	25.2	41.5	13.3	23.4	7.4	24.5	13.8
1996	2.6	16.9	32.2	36.4	64.6	26.1	44.3	14.2	23.9	7.6	25.6	14.4
1997	2.7	17.4	31.6	35.8	66.5	26.9	46.9	15.0	24.9	7.9	26.7	15.0
1998	2.8	18.0	31.1	35.2	67.8	27.4	49.7	15.9	26.1	8.2	27.7	15.6
1999	2.9	18.7	30.7	34.8	68.6	27.7	52.9	16.9	27.5	8.7	28.7	16.1
2000	3.0	19.4	30.6	34.7	68.5	27.7	56.2	18.0	28.9	9.1	29.7	16.7

Source: Corporate Resources

General Comments

Marriage and Divorce Rates:

Table 14, Page 27 contains marriage and divorce rates for Calgary and the province. The marriage rates for both the city and the province have been gradually declining. The city's marriage rate dropped from 11.6 per 1000 in 1982 to 8.2 in 1987; the provincial rate from 9.5 per 1000 to 7.8. During 1977-1987, the divorce rate for the city has fluctuated between 4.1 and 5.7 per 1000. The provincial rate has been around 3.5 per 1000 during the same period. Both the marriage and divorce rates for Calgary have been higher than those for the province. Data for Calgary do not show any increases in marriage rates or decline in divorce rates.

Non-family Households:

Higher divorce rates, marriage at a later age and changing lifestyles have contributed to an increasing rate of non-family households (Table 15, Page 28). The percentage of non-family households for Calgary increased from 21.1% in 1971 to 30.0% in 1981. Because of declines in the age-group 15-34 during 1981-1986, the percentage of non-family households did not change much in 1986 from its 1981 level. The percentage of non-family households for the province in 1986 remained close to its 1981 level of 26.3%. The city of Edmonton showed a slight increase in the proportion of non-family households in 1986 over its 1981 level.

Households With No Children in the Age-Group 0-14:

Table 16, Page 29 contains data on the number of households with no children in the age-group 0-14 from the City's own civic censuses. The percentage of such households has been slowly but steadily increasing. It should be noted that these households are different from the non-family household concept used by the federal census (Glossary of Terms). This trend, expected to continue, can be attributed to decreasing total fertility rates (Table B4, Appendix) and changing lifestyles.

TABLE 14

Marriage and Divorce Rates

Calgary and Alberta

1975-1987

Year	Marriage Rate per 1000 Population		Divorce Rate per 1000 Population	
	Calgary	Alberta	Calgary	Alberta
1975	10.6	9.9	---	---
1976	10.2	10.0	---	---
1977	10.4	9.5	4.7	3.1
1978	10.4	9.4	4.6	3.1
1979	10.1	9.4	4.1	3.2
1980	10.5	10.0	5.5	3.6
1981	11.0	9.7	5.4	3.8
1982	11.6	9.5	5.6	3.8
1983	9.6	9.0	4.8	3.7
1984	8.9	8.5	5.7	3.6
1985	8.8	8.4	5.7	3.7
1986	8.1	8.0	3.4	3.1
1987	8.2	7.8	4.9	3.5

Source: Alberta Health, Alberta Bureau of Statistics and Statistics Canada

TABLE 15

Percentage Distribution of Family and Non-Family Households For the Cities of Calgary and Edmonton and the Province of Alberta

1966-1986

Year	Calgary		Edmonton		Alberta	
	Family	Non-Family	Family	Non-Family	Family	Non-Family
1966	80.6	19.4	82.3	17.7	82.4	17.6
1971	78.9	21.1	80.2	19.8	80.6	19.4
1976	74.5	25.5	74.7	25.3	77.1	22.9
1981	70.0	30.0	70.9	29.1	73.7	26.3
1986	69.6	30.4	67.1	32.9	72.8	27.2

Source: Federal Census

TABLE 16

Total Number of Households
With No Children 0-14 Years Old
City of Calgary

Year	Total Households	Households With No Children 0-14 Years Old	Percentage
1980	201,844	132,825	65.81%
1981	213,419	141,613	66.35%
1983	225,238	149,666	66.44%
1984	229,846	154,379	67.17%
1986	242,954	165,334	68.05%

Source: Civic Census

Calgary's Housing Starts and Completions:

Table 17, Page 31 contains data on housing starts, completions and number of building permits for the city of Calgary. Between 1976 and 1982, the number of housing starts for Calgary averaged 12,600 units annually. This annual average dropped to 3,100 units between 1983 and 1988. Also between 1976 and 1982, residential completions averaged 11,750 units annually compared to an annual average of 3,900 units between 1983 and 1988. As is evident from data on the number of residential building permits, residential construction activity also decreased between 1983 and 1988 as compared to the high level of activity during 1976 - 1982.

Housing Starts for Alberta:

Table 18, Page 32 contains data on housing starts and completions for Alberta and Ontario. It should be noted that the years 1976-1982 during which Alberta recorded very high levels of net migration (50,000 to 60,000), housing starts and completions, Calgary also had a similar experience. It is also interesting to note that during these boom years for Alberta, Ontario had low levels of activity in housing starts and completions and was one of the major contributors of high levels of migrants to Alberta. In the post-recession years, with a booming Ontario economy, the reverse has been the case. Between 1976 and 1982, the housing starts for Alberta averaged 37,430 units and completions averaged 36,000 units annually, whereas average annual housing starts and completions between 1983 and 1988 have been 9,170 and 10,900 units respectively. Both Alberta and Calgary had high levels of activity in the housing industry during 1976-1982.

In accordance with slow economic/population growth forecasts for Calgary towards the turn of the century, the housing industry is expected to experience slow to moderate activity in the years to come.

TABLE 17

Housing Starts, Completions and Number of Building Permits

City of Calgary

1976-1988

Year	Starts	Completions	Number of Residential Building Permits
1976	11,360	6,817	10,830
1977	13,190	11,480	11,378
1978	15,382	13,708	12,583
1979	12,383	13,410	13,405
1980	11,104	12,067	13,955
1981	15,172	12,712	13,907
1982	9,599	12,036	8,349
1983	4,882	8,977	7,471
1984	1,803	3,376	4,771
1985	2,318	2,009	5,849
1986	2,679	2,848	5,201
1987	3,307	2,411	6,612
1988	3,551	3,895	6,354

Source: CANSIM and CMHC

TABLE 18

HOUSING STARTS AND COMPLETIONS

FOR

ALBERTA AND ONTARIO

1971-1988

Year	Ontario		Alberta	
	Starts	Completions	Starts	Completions
1971	89,980	74,149	25,602	20,829
1972	102,933	96,438	22,503	22,188
1973	110,536	98,262	20,977	23,470
1974	85,503	104,360	19,008	21,570
1975	79,968	81,865	24,707	17,550
1976	84,682	80,302	38,771	25,858
1977	79,130	80,717	38,075	37,879
1978	71,710	80,429	47,925	43,025
1979	56,887	76,570	39,947	44,492
1980	40,127	54,021	32,031	34,717
1981	50,161	45,557	38,470	34,755
1982	30,408	40,437	26,789	31,364
1983	54,939	55,287	17,134	24,693
1984	43,171	54,642	7,295	12,057
1985	64,071	50,590	8,337	7,517
1986	71,913	61,387	6,383	6,838
1987	93,900	78,050	8,432	6,947
1988	72,823	65,838	7,440	7,331

Source: Statistics Canada

References

1. Corporate Resources, City of Calgary Population Projections 1988-2050, September, 1988.

2. Corporate Resources, Calgary's Economic Outlook 1988 to 1993, October, 1988.

3. Statistics Canada, Interim Household and Family Projections for Canada, Provinces and Territories to 2006, January, 1987.

4. U.S. Bureau of the Census, Projections of the Number of Households and Families: 1986 to 2000, May, 1986.

5. Corporate Resources, City of Calgary Housing Profile and Households Projections 1985-2005, February, 1984.

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7. Canada Mortgage and Housing Corporation, Medium and Long-term Projections of Housing Requirements in Canada, December, 1987.

8. Tella, Alfred, et.al., Developing an Economic Model of Household Headship Rates, U.S. Bureau of the Census, 1985.

9. Bell, William, et.al, Time Series Analysis of Household Headship Rate Proportions: 1959-1985, U.S. Bureau of the Census, 1986.

10. Statistics Canada, Households and Family Projections, Canada, Provinces and Territories 1976-2001, December, 1981.

11. United Nations, Methods of Projecting Households and Families, Manual VII SA/SOA/Ser.A/54.

APPENDIX A

GLOSSARY OF TERMS

STRUCTURE TYPES: CIVIC CENSUS

Single Family House (SF)

A house which contains only one dwelling unit and which is completely separated on all sides from any other dwelling or structure.

Duplex (DUP)

A structure originally designed and built for and now containing two dwelling units, either side-by-side or one above the other.

Converted Structure (CNV)

A structure originally built as a single family house and now containing more than one dwelling unit or a structure originally built as a duplex and now containing more than one dwelling units. For example, a house or duplex containing a basement suite.

Apartment (APT)

A structure originally designed and built to contain at least three dwelling units, located on at least two levels, usually with shared outside entrances and other essential services and facilities.

Row House (ROW)

A structure originally designed and built to contain three or more attached dwelling units all on the same level, separated by a common wall from ground to roof and each unit having a separate entrance from outside.

Mobile Home (MOB)

A dwelling unit designed for movement whether it is now movable or on a permanent foundation.

Other (OTH)

A dwelling unit contained in any structure not specified above. For example, a hotel/motel housing non-transient or transient persons, that is persons for whom this is their usual place of residence or persons having no fixed address.

STRUCTURE TYPES: FEDERAL CENSUS

Semi-Detached or Double House

One of two dwelling attached side-by-side but not attached to any other building and surrounded on all other sides by open space.

Duplex

One of two dwellings, one above the other, not attached to any other building and surrounded on all sides by open space.

Household

Refers to a person or group of persons who occupy a dwelling. In this report it is also synonymous with an occupied dwelling unit.

Household Maintainer

Refers to the person or one of the persons, in the household who pays the rent or the mortgage, or the taxes, or electricity, etc., for the dwelling. If such a person is not present in the household, then Person 1 is assigned as the household maintainer. Prior to the 1981 Federal Census, Statistics Canada used a similar concept of household heads.

Family Household

Refers to a household that contains at least one census family, i.e. persons living in the same dwelling who have a husband-wife or parent-never-married child relationship.

Non-Family Household

Refers to one person who lives alone in a private dwelling or to a group of persons who occupy a private dwelling and do not constitute a census family.

Headship Rate

A headship rate is defined as the number of heads of households per 100 persons in a given population age-group.

Net Migration

The number of people coming from other places (from within or outside the province or overseas) to Calgary less those who are leaving Calgary to go elsewhere.

Age-Specific Fertility Rate

Age-Specific Fertility Rate is the number of births to women of a given age group per 1,000 women in that age group.

Total Fertility Rate

It is the sum of age-specific fertility rates. It represents the average number of children which would be born to one thousand hypothetical females subjected to current age-specific fertility rates assuming mortality before age 50 to be zero. The total fertility rate is customarily divided by 1,000 and expressed as a summary figure. For example:

$$\text{Total Fertility Rate} = \frac{1,560}{1,000} = 1.56$$

APPENDIX B

TABLE B1

COMPONENTS OF CALGARY'S POPULATION GROWTH

1976 - 1988

Year	Population	Net Migration	Natural Growth	Absolute Increase Decrease In Population	% Increase/ Decrease
1976	470,043				
		12,110	5,416	17,526	3.73
1977	487,569				
		12,474	5,594	18,068	3.70
1978	505,637				
		19,553	5,626	25,179	4.99
1979	530,816				
		23,300	6,502	29,802	5.62
1980	560,618				
		24,430	6,809	31,239	5.57
1981	591,857				
		23,533	7,723	31,276	5.28
1982	623,133				
		-11,205	8,764	-2,441	-0.39
1983	620,692				
		-9,635	8,757	-878	-0.14
1984	619,814				
		-2,873	8,202	5,329	0.86
1985	625,143				
		7,682	7,820	15,502	2.43
1986	640,645				
		-1,556	8,206	6,640	1.04
1987	647,285				
		1,589	8,244	9,833	1.52
1988	657,118				

Note: The column "Absolute Increase/Decrease in Population" is the sum of Net Migration and Natural Growth

Source: Civic Census

TABLE B2

Distribution of Occupied Dwelling Units
City of Calgary

Year	Single Family	Duplexes	Converted	Apartment	Row	Mobile	Other	Total	Absolute Increases
Jan./68	62,267	5,954	16,581	15,407	1,269	600	2,413	104,491	
Jan./69	64,644	6,514	15,743	16,762	1,375	635	3,151	108,824	4,333
Jan./70	67,334	7,228	15,079	19,340	1,735	966	3,524	115,206	6,382
Jan./71	68,665	7,850	15,414	22,320	2,858	1,047	3,274	121,428	6,222
Jan./72	71,443	8,366	15,591	25,073	4,426	1,130	2,816	128,845	7,417
Jan./73	75,115	8,940	15,175	26,967	5,409	1,383	2,831	135,820	6,975
Jan./74	79,680	9,179	14,511	28,578	6,027	1,595	2,753	142,323	6,503
May /75	85,802	9,700	14,080	32,111	6,504	1,831	2,710	152,738	10,415
Apr./76	90,076	10,226	14,198	32,613	7,245	1,982	3,032	159,302	6,564
Apr./77	92,966	10,673	14,576	33,864	9,425	1,945	3,130	166,579	7,277
Apr./78	96,065	11,461	14,521	36,784	12,349	1,910	2,963	176,053	9,474
Apr./79	99,247	13,122	14,611	40,283	15,909	2,343	2,575	188,090	12,037
Apr./80	103,160	15,075	15,518	44,279	18,907	2,358	2,547	201,844	13,754
Apr./81	107,954	16,417	16,313	46,985	20,825	2,417	2,508	213,419	11,575
Apr./82	113,447	17,184	17,818	48,722	22,192	2,519	2,399	224,381	10,962
Apr./83	116,530	17,184	17,188	47,212	22,463	2,466	2,175	225,218	837
Apr./84	119,115	16,924	16,559	49,944	22,785	2,405	2,114	229,846	4,628
Apr./85	120,911	16,707	16,046	54,259	23,508	2,368	2,138	235,937	6,091
Apr./86	124,498	17,166	15,875	56,769	24,147	2,400	2,099	242,954	7,017
Apr./87	127,083	17,377	16,121	56,607	24,183	2,448	2,187	246,006	3,052
Apr./88	130,088	17,523	15,901	56,915	25,027	2,446	2,291	250,211	4,205

Source: Civic Census

TABLE B3

Increases/Decreases in Occupied Dwelling Units

by Type

City of Calgary

1968 - 1988

Year	Single Family	Duplexes	Converted	Apartment	Row	Mobile	Other
68-69	2,377	560	-838	1,355	106	35	738
69-70	2,690	714	-664	2,578	360	331	373
70-71	1,331	622	335	2,980	1,123	81	-250
71-72	2,778	516	117	2,753	1,568	83	-458
72-73	3,672	574	-417	1,894	983	253	15
73-74	4,565	239	-664	1,611	618	212	-78
74-75	6,122	521	-431	3,533	477	236	-43
75-76	4,274	526	118	562	741	151	322
76-77	2,890	447	378	1,251	2,180	-37	98
77-78	3,099	788	-55	2,920	2,924	-35	-1675
78-79	3,182	1,661	90	3,499	3,560	433	-388
79-80	3,913	1,953	907	3,996	2,998	15	-28
80-81	4,794	1,342	795	2,706	1,918	59	-39
81-82	5,493	767	1,505	1,737	1,367	102	-109
82-83	3,083	0	-603	-1,510	71	-53	-224
83-84	2,585	-260	-629	2,732	522	-61	-61
84-85	1,796	-217	-513	4,315	723	-37	24
85-86	3,587	459	-171	2,510	639	32	-39
86-87	2,585	211	246	-162	36	48	88
87-88	3,005	146	-220	108	844	18	104

Source: Civic Census

TABLE B4

Total Fertility Rates

City of Calgary and Alberta

1966-1986

Year	Calgary	Alberta
1966	2.8	3.1
1971	2.2	2.4
1976	1.7	2.0
1981	1.6	1.9
1986	1.56	1.9

Source: Alberta Health and Federal Census

TABLE B5

Calgary's Projected Population of

of

Household Forming Age-Groups

Low Net Migration Assumption Total Fertility Rate 1.56							
Year	15-24	25-34	35-44	45-54	55-64	65+	Total Pop.
				(in thousands)			
1988	97.5	155.4	109.3	61.0	46.2	46.9	657.0
1989	91.8	154.7	115.1	63.9	47.2	48.8	665.3
1990	88.5	152.4	121.9	66.9	48.4	50.8	675.3
1991	86.8	148.9	128.7	70.3	49.5	53.0	686.0
1992	87.1	143.9	133.8	76.0	50.5	55.4	697.2
1993	88.1	138.6	139.1	82.0	51.2	57.8	709.0
1994	89.4	133.5	144.7	87.4	52.3	60.2	720.9
1995	90.8	128.5	150.2	93.0	53.1	62.8	732.3
1996	92.1	124.3	154.8	98.8	54.2	65.5	743.3
1997	93.8	120.5	158.4	104.0	56.3	67.9	754.0
1998	96.0	116.9	160.3	109.8	58.9	70.3	764.2
1999	99.1	113.9	160.8	116.1	61.9	72.4	774.2
2000	101.9	112.2	159.4	123.0	64.8	74.7	783.9

Source: Corporate Resources

TABLE B6

Household Projections for Calgary

by

Age-Groups of Household Maintainers (Heads)

Low Net Migration Assumption Total Fertility Rate 1.56							
Year	15-24	25-34	35-44	45-54	55-64	65+	Total Pop.
(in thousands)							
1988	18.9	79.7	62.0	35.0	26.7	28.0	250.3
1989	17.8	79.1	65.1	36.6	27.1	29.0	254.6
1990	17.2	77.9	68.9	38.3	27.7	30.2	260.1
1991	17.0	76.4	73.0	40.4	28.3	31.6	266.7
1992	17.2	74.1	76.2	43.8	28.9	33.1	273.3
1993	17.6	71.6	79.5	47.5	29.4	34.6	280.1
1994	18.0	69.2	83.0	50.8	30.0	36.1	287.1
1995	18.4	66.9	86.4	54.2	30.5	37.7	294.2
1996	18.8	64.9	89.4	57.8	31.2	39.5	301.6
1997	19.3	63.2	91.8	61.1	32.4	41.0	308.8
1998	19.9	61.5	93.2	64.7	33.9	42.5	315.8
1999	20.7	60.1	93.8	68.6	35.7	43.9	323.0
2000	21.5	59.5	93.3	73.0	37.4	45.4	330.1

Source: Corporate Resources

TABLE B7

Calgary's Projected Households

by

Dwelling Type

Low Net Migration Assumption Total Fertility Rate 1.56							
Year	SF	DUP	APT	ROW	MOB	CONV OTH	TOTAL
(in thousands)							
1988	130.1	17.5	56.9	25.0	2.5	18.2	250.3
1989	131.4	18.3	58.9	25.1	2.4	18.5	254.6
1990	134.2	18.7	60.3	25.6	2.5	18.8	260.1
1991	137.6	19.2	62.0	26.3	2.5	19.1	266.7
1992	141.0	19.7	63.6	27.0	2.6	19.5	273.3
1993	144.5	20.1	65.3	27.6	2.7	19.8	280.1
1994	148.1	20.7	67.1	28.3	2.7	20.2	287.1
1995	151.8	21.2	68.9	29.0	2.8	20.5	294.2
1996	155.6	21.7	70.8	29.7	2.9	20.9	301.6
1997	159.3	22.2	72.7	30.4	2.9	21.2	308.8
1998	163.0	22.7	74.5	31.1	3.0	21.6	315.8
1999	166.6	23.2	76.3	31.8	3.1	21.9	323.0
2000	170.3	23.7	78.2	32.5	3.1	22.2	330.1

Source: Corporate Resources

TABLE B8

Calgary's Projected Population

of

Household Forming Age-Groups

High Net Migration Assumption Total Fertility Rate 1.56							
Year	15-24	25-34	35-44	45-54	55-64	65+	Total Pop.
			(in thousands)				
1988	97.5	155.4	109.3	61.0	46.2	46.9	657.0
1989	93.9	156.4	115.8	64.2	47.3	49.1	670.9
1990	92.3	156.0	123.1	67.4	48.7	51.4	686.1
1991	92.0	154.6	130.5	71.1	50.0	54.0	702.0
1992	93.3	151.8	136.3	77.1	51.2	56.7	718.6
1993	95.2	149.0	142.3	83.5	52.1	59.4	735.9
1994	97.1	146.3	148.7	89.3	53.3	62.1	753.4
1995	98.8	143.9	155.0	95.4	54.3	65.0	770.6
1996	100.4	142.2	160.6	101.6	55.5	68.0	787.5
1997	102.3	140.7	165.3	107.4	57.8	70.7	804.1
1998	104.8	139.3	168.7	113.8	60.6	73.4	820.4
1999	108.0	138.1	170.8	120.6	63.8	75.9	836.6
2000	110.9	138.1	171.1	128.1	67.0	78.5	852.5

Source: Corporate Resources

TABLE B9

Households Projections for Calgary

by

Age-Groups of Household Maintainers (Heads)

High Net Migration Assumption Total Fertility Rate 1.56							
Year	15-24	25-34	35-44	45-54	55-64	65+	Total Pop.
	(in thousands)						
1988	18.9	79.7	62.0	35.0	26.7	28.0	250.3
1989	18.2	79.9	65.5	36.8	27.1	29.2	256.7
1990	18.0	79.7	69.6	38.6	27.9	30.5	264.2
1991	18.1	79.3	74.0	40.9	28.6	32.2	273.0
1992	18.5	78.1	77.6	44.5	29.3	33.8	281.9
1993	19.0	77.0	81.3	48.3	29.9	35.5	291.0
1994	19.5	75.9	85.3	51.9	30.6	37.2	300.4
1995	20.0	74.9	89.2	55.6	31.2	39.1	310.0
1996	20.5	74.3	92.8	59.4	31.9	41.0	319.9
1997	21.1	73.8	95.8	63.1	33.3	42.7	329.7
1998	21.8	73.3	98.1	67.1	34.9	44.4	339.5
1999	22.6	72.9	99.7	71.3	36.8	46.0	349.3
2000	23.4	73.2	100.2	76.0	38.7	47.7	359.2

Source: Corporate Resources

TABLE B10

Calgary's Projected Households

by

Dwelling Type

High Net Migration Assumption Total Fertility Rate 1.56							
Year	SF	DUP	APT	ROW	MOB	CONV OTH	TOTAL
(in thousand)							
1988	130.1	17.5	56.9	25.0	2.5	18.2	250.3
1989	132.4	18.5	59.4	25.3	2.4	18.7	256.7
1990	136.3	19.0	61.2	26.0	2.5	19.1	264.2
1991	140.9	19.6	63.4	26.9	2.6	19.6	273.0
1992	145.4	20.3	65.6	27.8	2.7	20.1	281.9
1993	150.2	20.9	67.9	28.7	2.8	20.6	291.0
1994	155.0	21.6	70.2	29.6	2.9	21.1	300.4
1995	159.9	22.3	72.6	30.6	2.9	21.6	310.0
1996	165.0	23.0	75.1	31.5	3.0	22.1	319.9
1997	170.1	23.7	77.6	32.5	3.1	22.7	329.8
1998	175.2	24.4	80.1	33.5	3.2	23.2	339.5
1999	180.2	25.1	82.5	34.4	3.3	23.7	349.3
2000	185.3	25.8	85.1	35.4	3.4	24.2	359.2

Source: Corporate Resources

89/06/05